

IN RE: PETITION FOR SPECIAL EXCEPTION • BEFORE THE
3/5 Joppa Road, 125 ft. W • ZONING COMMISSIONER
of c/1 Bowline Road • OF BALTIMORE COUNTY
1705 East Joppa Road • 21st Election District
21st Election District • CASE # 92-362-X
John Councilman District
James J. Casserly, Jr.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception, seeking approval for a Class B Day Care Center to be located at the subject property known as 4705 E. Joppa Road in the Perry Hall section of Baltimore County. Also within the Petition is a request for a determination that the site is planned in a way compatible with the surrounding neighborhood, so as to justify a residential transition area exception.

The Petitioner, James J. Casserly, Jr., appeared, testified and was represented by Francis Iglehart, Esquire. Other individuals, including Eloise Stockdale, Virginia Steigerwald and Anne Werps, appeared and testified in favor of the Petition. Appearing in opposition to the Petition were numerous residents from the surrounding community. These included James A. and Sharon Aldon, Robert S. Timlin, Charles Marks and Frank G. Bocianowski. The testimony of these witnesses can be summarized as follows:

Mr. Casserly testified and presented the plan. He presently resides at 9223 Bowline Road which is but a short distance from the subject site. He formerly worked at U.S.F. and G. in the Investment Department, however, recently left that employment. He is now enrolled at the Essex Community College in the Child Care Program. He proposes to convert the subject property into a Class B Child Care Center. He described the site as being

1.888 (+/-) acres in size and zoned D.R.5.5. The property bears an East Joppa Road address and can best be described as a narrow, yet deep, lot which fronts that roadway. Currently, the property is improved by an existing two-story house which has been in place for many years. In fact, the existing structure is on the Historic Registry and was built in the 1850s.

As to the proposed use, Mr. Casserly proposes constructing a 50 x 50 one-story building to the rear of the existing home, a 25 x 25 ft. play yard, and a small parking area to support the proposed use. The day care operation will be confined within the proposed new building. It is important to note, particularly in view of the Protestants' concerns, that any special exception approved must be in conformance with the site plan offered and identified as Petitioner's Exhibit No. 1. That is, the Petitioner is required to make his improvements and operate the business within the parameters set forth in the site plan, without deviation.

As to the proposed use, Mr. Casserly envisions the enrollment of up to 75 children. The range of age of these children will be infants up to 12 years. Further, the hours of operation are expected to be from 7:00 A.M. to 6:00 P.M., Monday thru Friday. Mr. Casserly believes that the proposed facility will meet an urgent need for day care facilities within the Perry Hall area. In this respect, he offered a marketing study prepared by Gerald Patnode and Associates which describes a current demand for 544 additional day care spaces in this locale. Mr. Casserly also described the extensive landscaping plan which he intended to implement to shield the use from his residential neighbors and further noted that he would employ approximately 13 or 14 people, depending upon the mix of the children's age who are enrolled in the facility.

-2-

In response to questions offered in cross-examination, Mr. Casserly noted that he expects that many of the children who will be cared for at the facility will come from the surrounding locale. Thus, he believes that a number of the children will walk to the facility. He also believes that since many of his expected patrons already use the East Joppa Road corridor to commute to work, there will not be an increased amount of traffic on that roadway.

Also testifying was Virginia Steigerwald. It is expected that she will be the Director of the proposed facility. She described her experience in operating similar facilities, including the St. John's Parish Day School where she is presently employed. She is a licensed Day Care Supervisor and has been so approved by the State since 1984.

Ms. Eloise Stockdale, the Community Development Coordinator for the Office of Children, also testified. She described a critical need for infant and toddler day care and appeared in support of the Petition.

Lastly, Anne Werps, who resides across the street at 4704 E. Joppa Road, testified in favor of the facility. She testified that she is not opposed to the use of this site and, in her view, use of the property to support the day care facility is preferable to destruction of the existing home and development of the property into additional home site.

As to the Protestants, their testimony included that of Mr. Aldon, who resides at 4816 Galley Road. This residence is located to the rear of the subject site, when the property is viewed from Joppa Road. He is concerned over increasing traffic generated by the proposed facility. He noted that nine (9) school bus stops exist in the area and that there is no sidewalk on Joppa Road. He further believes that a facility of this type is not needed and opined that other day care centers in the Perry Hall area are

-3-

not operating at capacity. Lastly, Mr. Aldon noted concerns over noise pollution from the children and feels that the subject use is incompatible with the residential neighborhood which surrounds this property.

Mr. Robert Timlin of 4812 Galley Road also testified. He noted that the sewage connection to the subject site is near the rear of his property and is fearful of an over taxing of the sewage system within the area. He also noted concerns over increased traffic along Joppa Road and indicates that roadway already bears a high volume of traffic. Lastly, he opined that the proposed use will interfere with the peace and tranquility of this residential area.

Mr. Charles Marks of 4627 E. Joppa Road also testified in opposition to the Petition. In his view, the proposed use is surrounded by residential uses and is inconsistent with the locale. He also believes that the day care facility planned is too large for the property and community. He compared the project to a mini elementary school and believes the proposed use would detrimentally affect this community.

Lastly, Frank Bocianowski of 4810 Galley Avenue testified. He echoed the testimony of the other Protestants. As with the other witnesses, he objects to the number of children who will be permitted on the site, the noise pollution caused by the use, and the anticipated increase in traffic.

It is clear that the Baltimore County Zoning Regulations permit the proposed use in this D.R.5.5 zone by special exception. That is, a use permitted by special exception is legitimate, if the test set forth within Section 502.1 of the B.C.Z.R. is satisfied. Thus, it must be determined whether the conditions delineated in that section have been met by the Petitioner.

-4-

The Petitioner has the burden of adducing testimony and evidence which would show that the proposed use meets the prescribed standards and requirements set forth in Section 502.1. These considerations include such issues of public health, safety, and general welfare; as well as considerations regarding traffic, overcrowding of land, and interference with adequate provisions for water, sewer and other public improvements.

In this case, I find that the Petitioner has shown that the proposed use is in compliance with the provisions of Section 502.1 of the B.C.Z.R. and can be conducted without detriment to the neighborhood and would not adversely affect the public interest. Specifically, the proposed use will not be detrimental to the health safety or general welfare of the locality, nor tend to create congestion in the roads, streets, or alleys therein; nor be inconsistent with the purpose of the property's zoning classification, nor, in any other way, be inconsistent with the spirit and intent of the B.C.Z.R.

In making such a finding, I rely specifically upon the testimony presented and the detailed proposal submitted by the Petitioner marked as Petitioner's Exhibit No. 1. As to traffic, I am persuaded that the proposed use will not adversely affect the traffic flow in the area. My conclusion in this regard, is buttressed by the traffic scheme presented by the Petitioner. Specifically, the existing driveway is to be widened to 20 ft. (with a 30 ft. entrance) and a circular traffic pattern will be present within the site to accommodate the drop off of children. As to the issues of the scale of the project and noise, it is to be noted that the site is nearly two acres in area. Particularly, with the anticipated landscaping, I find that the site is of sufficient size to accommodate the number of children envisioned.

-5-

Further, although the nature of the proposed use is commercial from standpoint that the Petitioner will be remunerated for services rendered, the proposed use is not of a retail nature and not inconsistent with the residential community in which the property is located. That is, I do not find that this use would present an undue concentration of population on site or a commercial intrusion in a residential area.

Lastly, and most importantly, the facts and circumstances presented do not show that the proposed use at this particular location would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Upon reaching this finding, I am obliged to grant the special exception. See Schultz v. Pritts, 291 Md. 432 A2d 1319 (1981).

For the foregoing reasons, and after reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below. Further, for the reasons set forth above, I find that the proposed use is exempt from R.T.A. requirements, pursuant to Section 1801.1.B.g.10(a) of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of June, 1992 that the Petition for Special Exception seeking approval for a Class B Day Care Center to be located at the subject property, known as 4705 E. Joppa Road in the Perry Hall section of Baltimore County, be and is hereby GRANTED; and further, that the subject

use is exempt from R.T.A. requirements, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The hours of operation shall be limited to 7:00 A.M. to 6:00 P.M., Monday thru Friday, and that the number of children accommodated shall not exceed 75.
3. The Petitioner shall provide landscaping in accordance with that set forth on the attached landscaping plan identified herein and marked Petitioner's Exhibit No. 1, which shall be further approved by the Baltimore County Landscaping Planner.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 6/19/92
By Jm. Hark

-7-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
480 Washington Avenue
Towson, MD 21204

(410) 887-1386

June 19, 1992

Francis N. Iglehart, Jr., Esquire
307 W. Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case #92-362-X
James J. Casserly, Jr.

Dear Mr. Iglehart:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 9, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from the Zoning Advisory Committee
Dated March 30, 1992

The Office of Planning has no comment on the following petitions.

J.C. Sevier and Wendy Sevier, Item No. 363
Alina Moore and Adolfinia Arias, Item No. 366
Orville Jones, Item No. 367
Orville Jones, Item No. 368
Charles H. Wallis and Vickie J. Wallis, Item No. 370
Yvonne E. Hume, Item No. 371
James J. Casserly, Jr., Item No. 373
George Anagnostou and Nikki Anagnostou, Item No. 374
Frank W. Carman, Item No. 381
Arthur Smith and Arlene Smith, Item 382

If there should be any further questions or if this office can
provide additional information, please contact Francis Morsey in the
Office of Planning at 887-3211.

EM/FM:rdn
363.ZAC/ZAC1

RECEIVED
APR 10 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
PLANNING DIVISION

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Robert J. Fawell

SUBJECT: ZAC Comments

MEETING DATE: March 30, 1992

ITEM NUMBER: 373

The proposed one-way driveway should be at its widest.

Robert J. Fawell
Public Engineer II

RJF/IVA

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #373, Zoning Advisory Committee Meeting of
March 30, 1992, S/S Joppa Road, 125' W of centerline Bowline Road
(#4705 East Joppa Road), D-11, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval for a nursery school or day care, owner or applicant
must comply with all Baltimore County regulations. For more complete
information, contact the Maryland State Office of Child Care Licensing and
Certification.

SSF:mp

373.ZNG/GWRMP

RECEIVED
APR 29 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 2, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JAMES J. CASSELY, JR.
Location: #4705 EAST JOPPA ROAD

Item No.: 373(LJG) Zoning Agenda: MARCH 30, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JF/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: April 3, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 30, 1992

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 363, 366, 367, 368, 369, 370, 371, 372, 374,
376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the
Grendon Avenue widening should not be counted in the
variance request.

For Items 373 and 375, we think that these sites are
subject to Division II of the Development Regulations.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: April 14, 1992

SUBJECT: Day Care Center, 4705 E. Joppa Road

INFORMATION:
Item Number: 373

Petitioner: James J. Casserly Jr.

Property Size: 1.88 acres

Zoning: D.R. 5.5

Requested Action: Special Exception for Class B day care center
and determine compatibility

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The Office of Planning and Zoning has no objection to the requested special
exception for a Class B day care center.

It appears that the day care center is compatible with the surrounding neigh-
borhood in terms of the location and scale of the proposed building. Also the
access to the building and the parking configuration seems appropriate.

A landscape plan must be submitted and approved before the issuance of any
building permits.

Prepared by: _____

Division Chief: _____

373.ZAC/ZAC1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

James J. Casserly Jr.	9223 BOWLINE RD. BALTIMORE MD 21236
James J. Casserly Jr.	9223 BOWLINE RD. BALTIMORE MD 21236
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James J. Casserly Jr.	9223 BOWLINE RD. BALTIMORE MD 21236

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES A. ALDEN	41816 GALLEY RD. 21236
Sharon M. Alden	41816 GALLEY RD. 21236
Robert A. Alden	41816 GALLEY RD. 21236
Robert A. Alden	41816 GALLEY RD. 21236
Robert A. Alden	41816 GALLEY RD. 21236
Robert A. Alden	41816 GALLEY RD. 21236
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Robert A. Alden	41816 GALLEY RD. 21236
Robert A. Alden	41816 GALLEY RD. 21236
Robert A. Alden	41816 GALLEY RD. 21236

James J. Casserly Jr.

Prot 1

CHARLES MARKS
4627 E. JOPPA RD.
PERRY HALL, MD 21128

(301) 256-1665

April 29, 1992

Members
Baltimore County Zoning Commission
Towson, MD 21204

RE: Special Exception
4701-05 Joppa Road
Perry Hall, MD 21128

My name is Charles L. Marks and I reside with my wife, Gloria, at 4627 E. Joppa Road, Perry Hall, MD 21128.

We have lived at this address for the past 12 years.

When we purchased this property it was because we had formerly lived in a townhouse in Baltimore City; and, wanted to achieve a better lifestyle in the then rural community of Perry Hall.

At the time of our purchase, the area in which we live was a new development called Northgate Hall, a totally residential area.

While we have seen new developments created in the immediate area - one, in fact, directly across the road from us in the form of "The Meadows", a 150 townhouse community, we had no objection to other individuals seeking to enjoy the quiet residential lifestyle that we have all come to enjoy in this particular section of the Perry Hall Community.

We are active in the affairs of the Perry Hall Improvement Association, Camp Chapel United Methodist Church, and I participate actively in Councilman Gardina's Advisory Council which meets every other month at the Perry Hall Library.

I am here to oppose the Special Exception being requested for the property located at 4701-05 Joppa Road, Perry Hall, MD 21128.

As I stated before, the special exception is being sought because the property in question is completely surrounded by residential properties by individuals who purchased their homes as residences; and, with the belief that the community would remain intact as purely residential in nature.

GERALD PATNODE & ASSOCIATES

January 6, 1992

Business Planning and Market Development
7 Manor Brook Rd., Monkton, MD 21111
(410) 774-8142

Mr. James Casserly Jr.
9223 Bowline Avenue
Perry Hall, Maryland 21136

Dear Mr. Catherway,

At your request, I have examined the need for child care services in the Perry Hall, Kingsville, and White Marsh market area.

This study considered current 1990 demographic data as well as historic data and 1995 projections.

In addition, a survey of competition was conducted by telephone to ascertain the total number of licensed day care slots at full service centers and vacancy factors.

Other data was obtained from State of Maryland Department of Employment and Economic Development, Regional Council of Governments, and the Maryland General Assembly reports on day care 1988 session. Also a literature search provided information from articles in the Wall Street Journal, which are included in this report, and the American Demographic Magazine.

I have concluded that a current demand for 544 additional day care spaces exist in your immediate market. I also strongly suggest that you market your services to employers in the area. This would likely increase your potential pool of "students" significantly.

The report shows age delineations in the market. You can with the supplied information make a determination as to the most viable target mix for potential users of your service.

Given that you provide a service that is equal to or better than existing services in the area; you should expect to see a reasonably successful enterprise.

Very truly,

Gerald R. Patnode, Jr.
Gerald R. Patnode, Jr. MBA/MS

Pat No
#13

CURRENT MARKETING SUMMARY

Market Assessment

During the past two decades the American family has become increasingly fragmented. Because Americans are moving frequently, few parents raise their children near relatives who traditionally could provide advice, emotional support, and child care. An increasing number of single and teenage parents juggle limited resources to provide an income and to care for their children. This burden is particularly great if the child is disabled; the risk of birth defects is increased in teenage pregnancies. Thanks to modern medical technology, more disabled children survive past birth and require continued special care. Parents need more help in raising their children and find themselves with fewer resources to pay for this care. While it is difficult to find any type of affordable child care, parents must also be concerned about whether the care is safe. Widely publicized scandals about the child care industry have left many parents fearful of sexual and physical abuse by caretakers. Their only defense, it seems, is to switch programs at the first rumor of mistreatment; money cannot guarantee safe treatment of one's children. The best alternative, no longer available to many, is child care provided by the grandparent.

The market for child care in the state of Maryland is growing rapidly. In 1989, 77 percent of children under the age of 12 in the state of Maryland had mothers in the labor force; this amounted

To: Our Neighbors
From: Jim & Ramona Casserly
9223 Bowline Road
(410) 520-1108 or
(410) 256-2100
Subject: 4705 E. Joppa Road

We have purchased the Old Farm House property with the hope of opening and operating a Day Care Center on the site. We live in the community and have no intention of disturbing the residential atmosphere of our neighborhood. Our plan is to preserve the historical stone building and to construct an addition on the back suitable to the care and development of young children. The hours of operation will most likely be from 7 a.m. to 6 p.m. Monday through Friday, leaving the weekends and evenings quiet.

The property is currently zoned DR5.5 which is dense residential available for 9 housing units. We have submitted a petition for special exemption to Baltimore County for use as a class B day care center. We hope to have your support in this undertaking.

We welcome your questions, comments or suggestions. Feel free to call or stop by to review the site plan. We hope that you will be satisfied with our attempt to enrich the beauty and quality of life of our neighborhood.

Thank you,

Jim & Ramona Casserly

Pat No
#14

We live at 4704 E Joppa Road, across from the property whose owner, Mr. Casserly, is requesting zoning for a day care center. We are not opposed to a day care center because we prefer it over a development of homes for the following reasons:

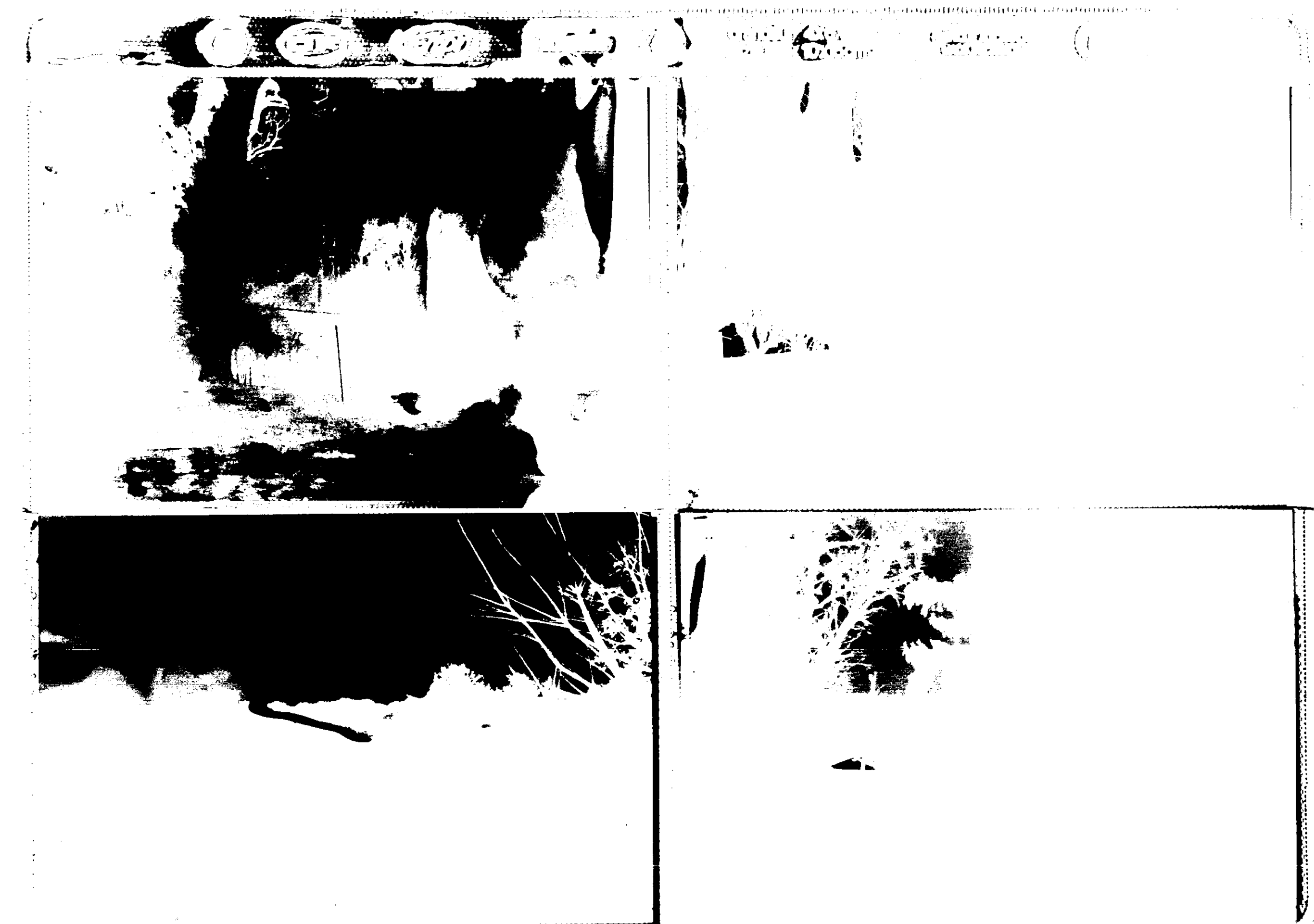
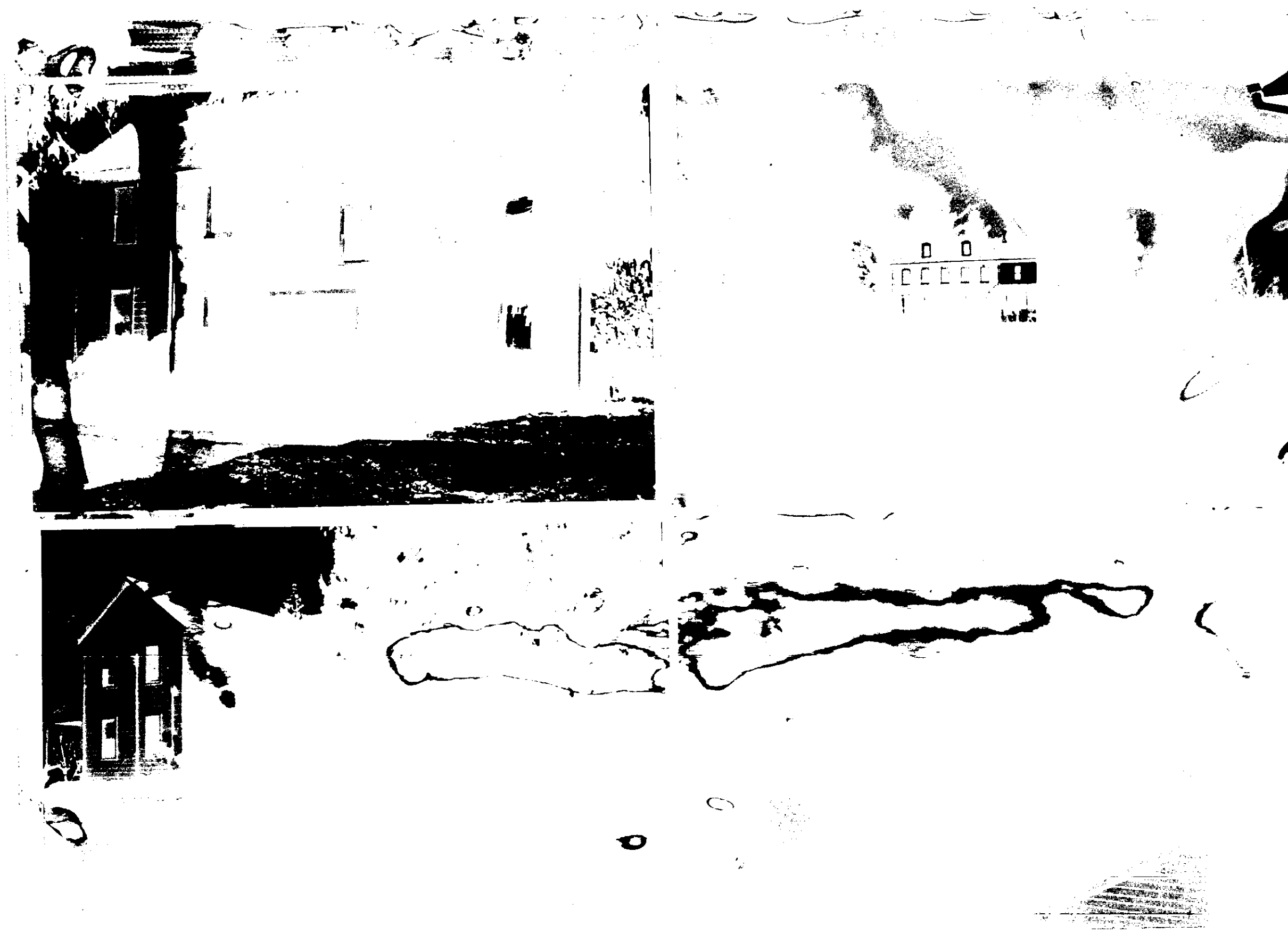
- 1) Mr. Casserly's intention as we understand it is to preserve the structure of the existing 200 year old house on the side which faces Joppa Road. The opposite side has already been changed from its original appearance due to existing developments on Kiltbide and Bowline Roads. Mr. Casserly also has the option to build a development which would leave nothing of the historical value intact.
- 2) Any increase in traffic will be on Joppa Road more than in the existing (new) developments on Kiltbide and Bowline Roads. We do not anticipate this to be a hindrance more so other neighbors with whom we've spoken on Joppa Road.
- 3) We feel that a day care center would provide a community service to working parents. Some 66% of mothers today are in the work force; there is an obvious need for safe and licensed day care. A day care center would offer this to parents who may well prefer this over private family day care which is not always licensed.

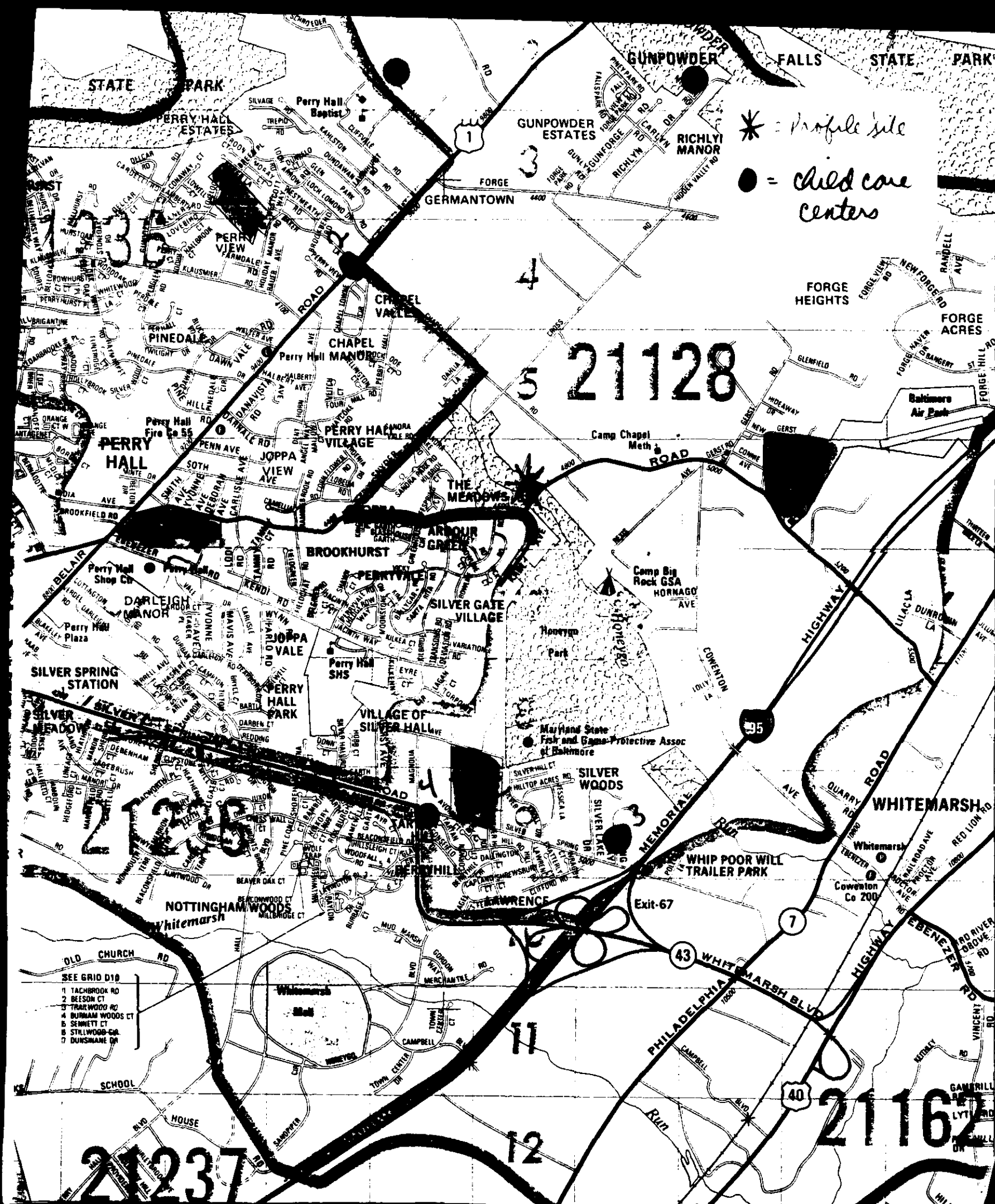
We support Mr. Casserly's efforts in establishing a day care center.

From Neighbors
Anne Werns
Marissa Spingolman
James J. Spingolman

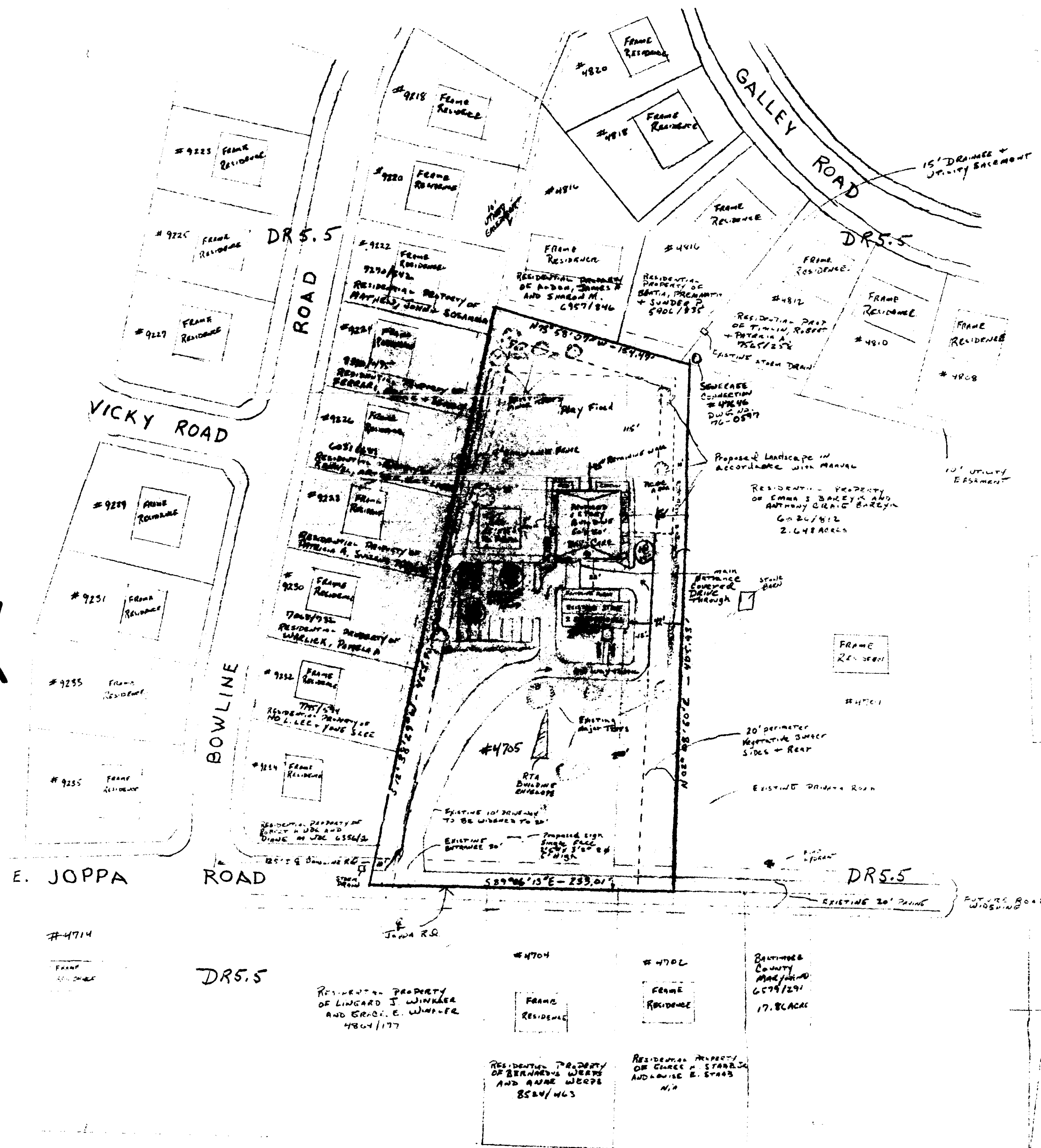
* When the Bough Breaks
Sylvia Hewlett

Pat No
#15





92-362-X



Plan to accompany Petition for Zoning Special Exception
PROPERTY ADDRESS: 4705 E. Joppa Road, Perry Hall, 21128

OWNER: James J. Casserly Jr. Property Zoned DRS.5
9223 Bowline Rd. 21250 5th Councilmanic District
410-529-1182 11th Election District

PROPERTY 1.888 ACRES GROSS AREA 1.834 ACRES NET AREA

SCALE: 1" = 50'

F.A.R. 7000 = 1.834 ACRES

AREA OF SITE

PROPOSED DAY CARE CENTER

PROPOSED DAY CARE CENTER

PROPOSED DAY CARE CENTER

PROPOSED DAY CARE CENTER

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PROPOSED DAY CARE CENTER

PROPOSED DAY CARE CENTER

DRS.5

RESIDENTIAL PROPERTY OF LINCOLN J. WINKLER AND ERIC E. WINKLER 4704/177

FRAME RESIDENCE

FRAME RESIDENCE

FRAME RESIDENCE

FRAME RESIDENCE

FRAME RESIDENCE

FRAME RESIDENCE

FRAME RESIDENCE

FRAME RESIDENCE

17.8

PROPOSED SIDE

WATER & PUBLIC

SEWER & PUBLIC

SEWER & PUBLIC

SEWER & PUBLIC

SEWER & PUBLIC

SEWER & PUBLIC

SEWER & PUBLIC

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DRAWING

DATE FEB 11, 1992

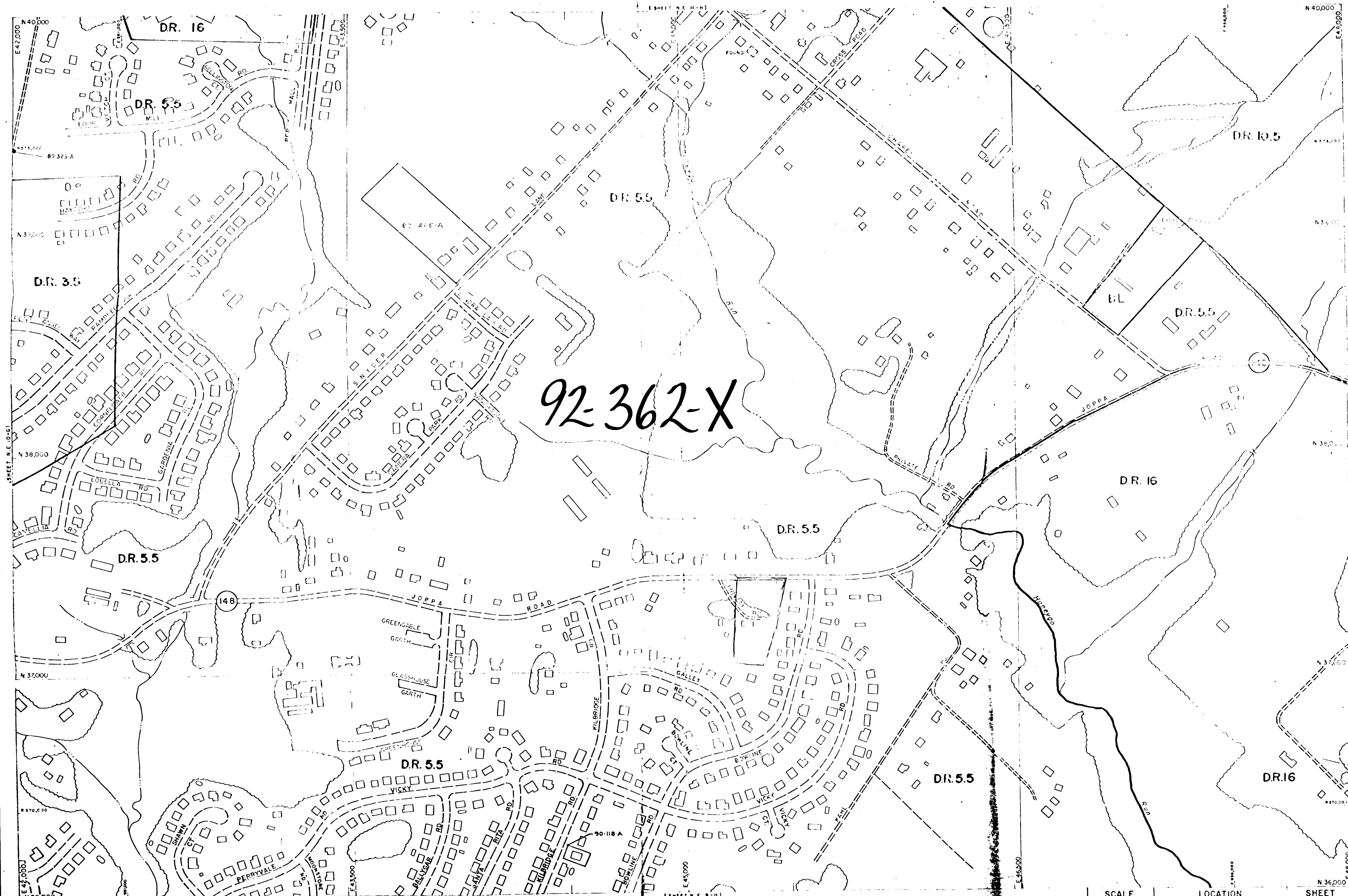
By James J. Casserly Jr.

9223 Bowline Road

Baltimore, MD 21228



Ref No 1



92-362-X

M - NW
Q - SW

M - NE
Q - SE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Del. T. V.
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PERRY HALL
VICINITY

SHEET
NE
10-H



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

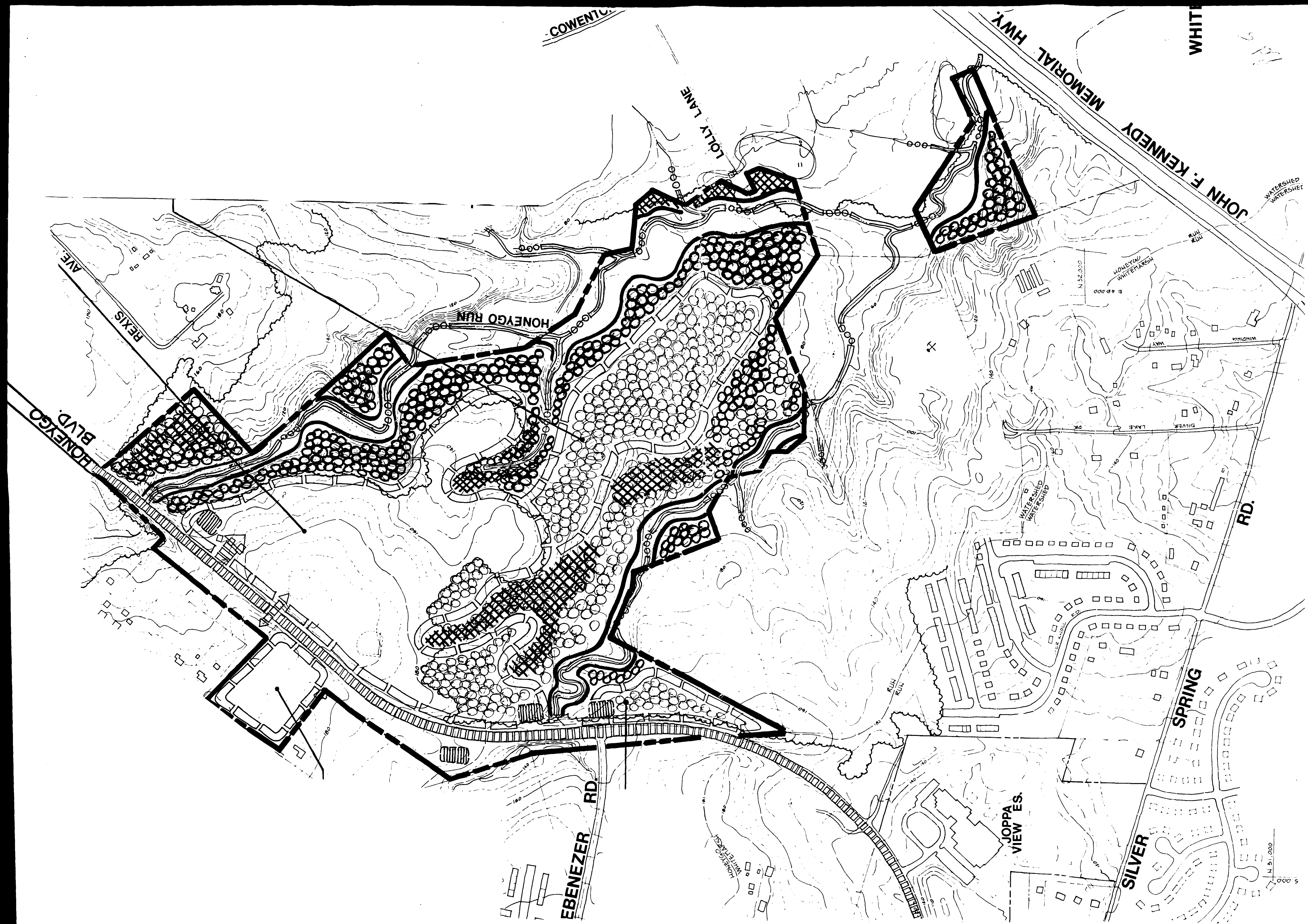
SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL VICINITY	NE 1/4
DATE OF PHOTOGRAPHY JANUARY 1952		

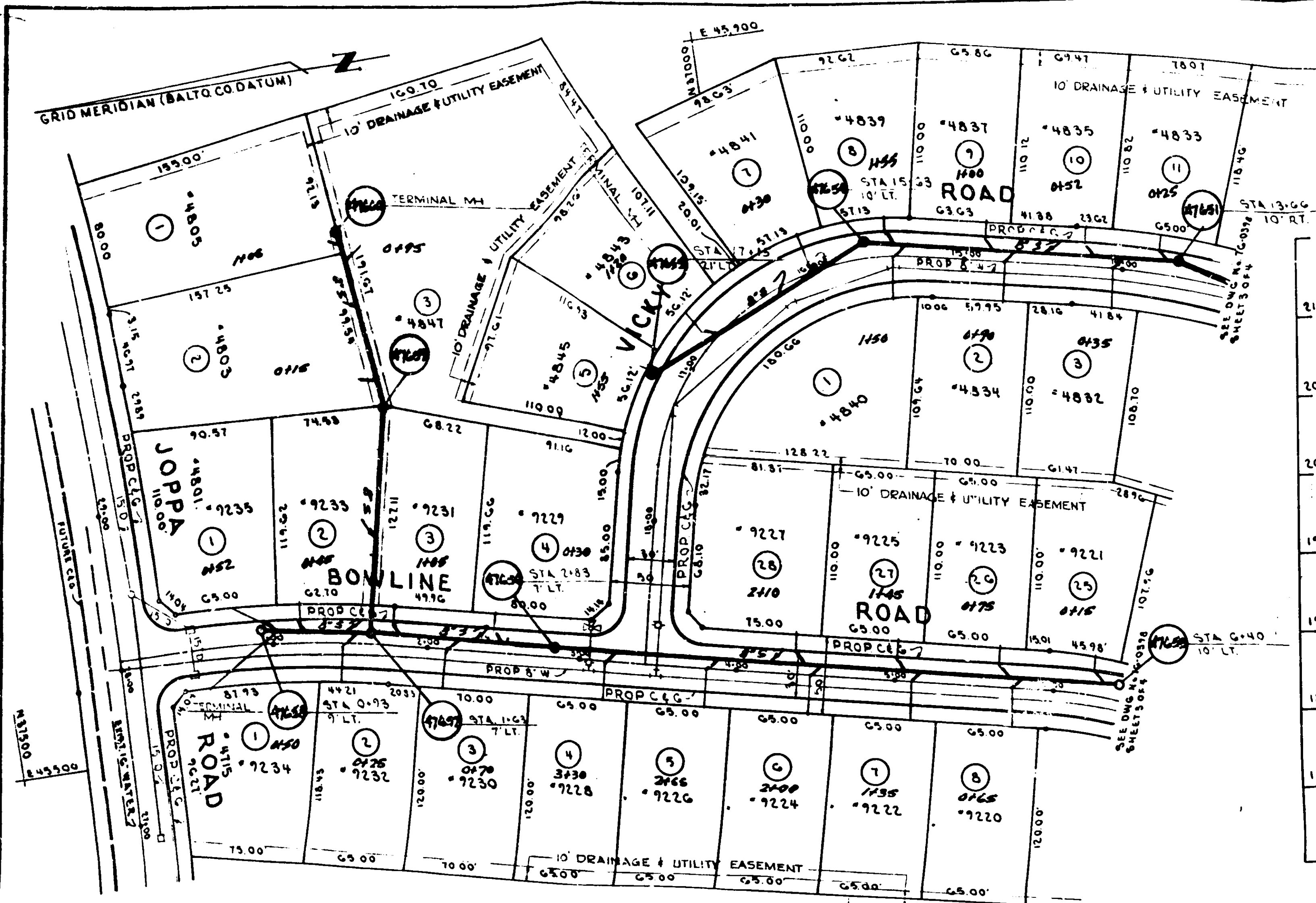
PERRY HALL

Land Bay A - 12 Acres

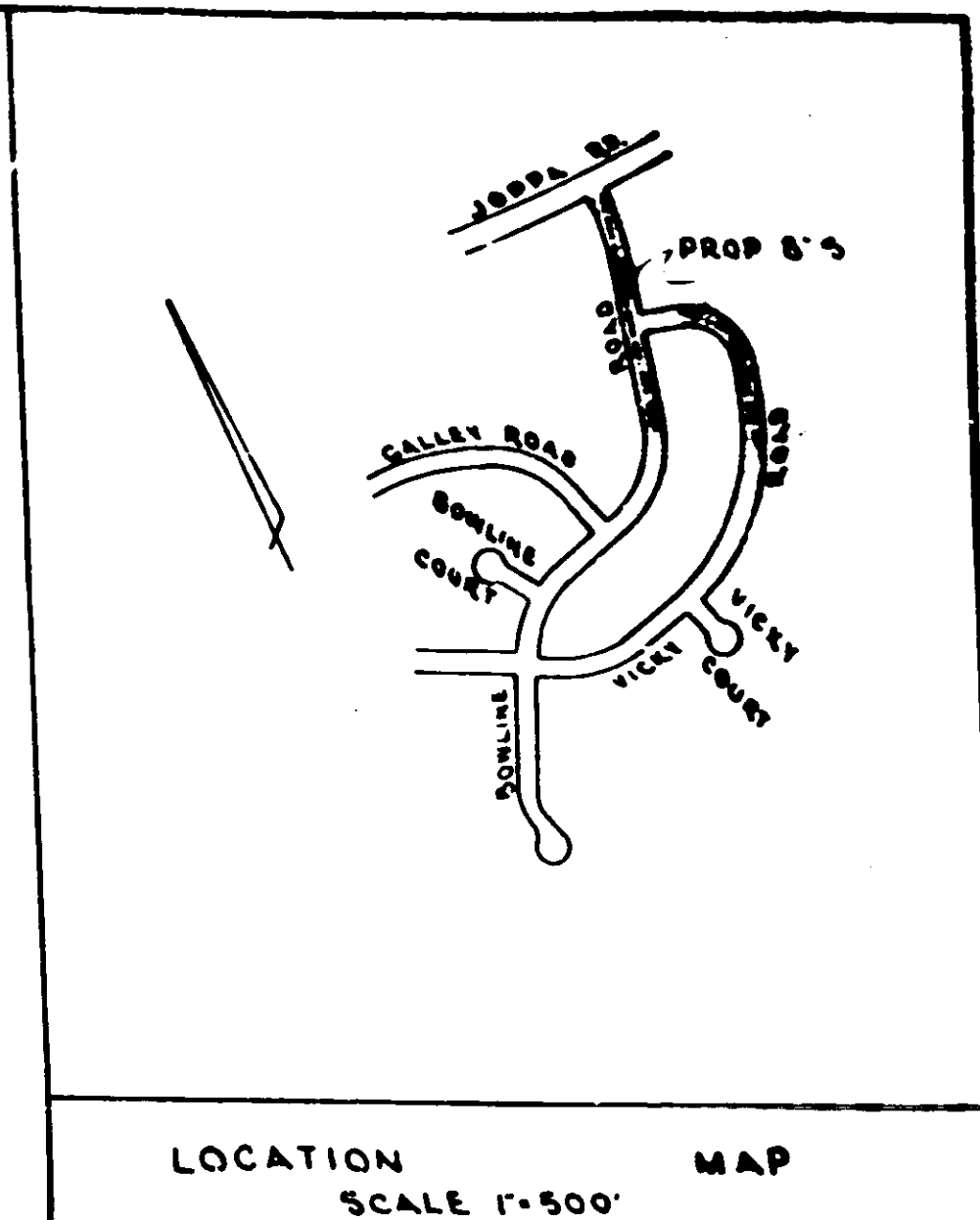
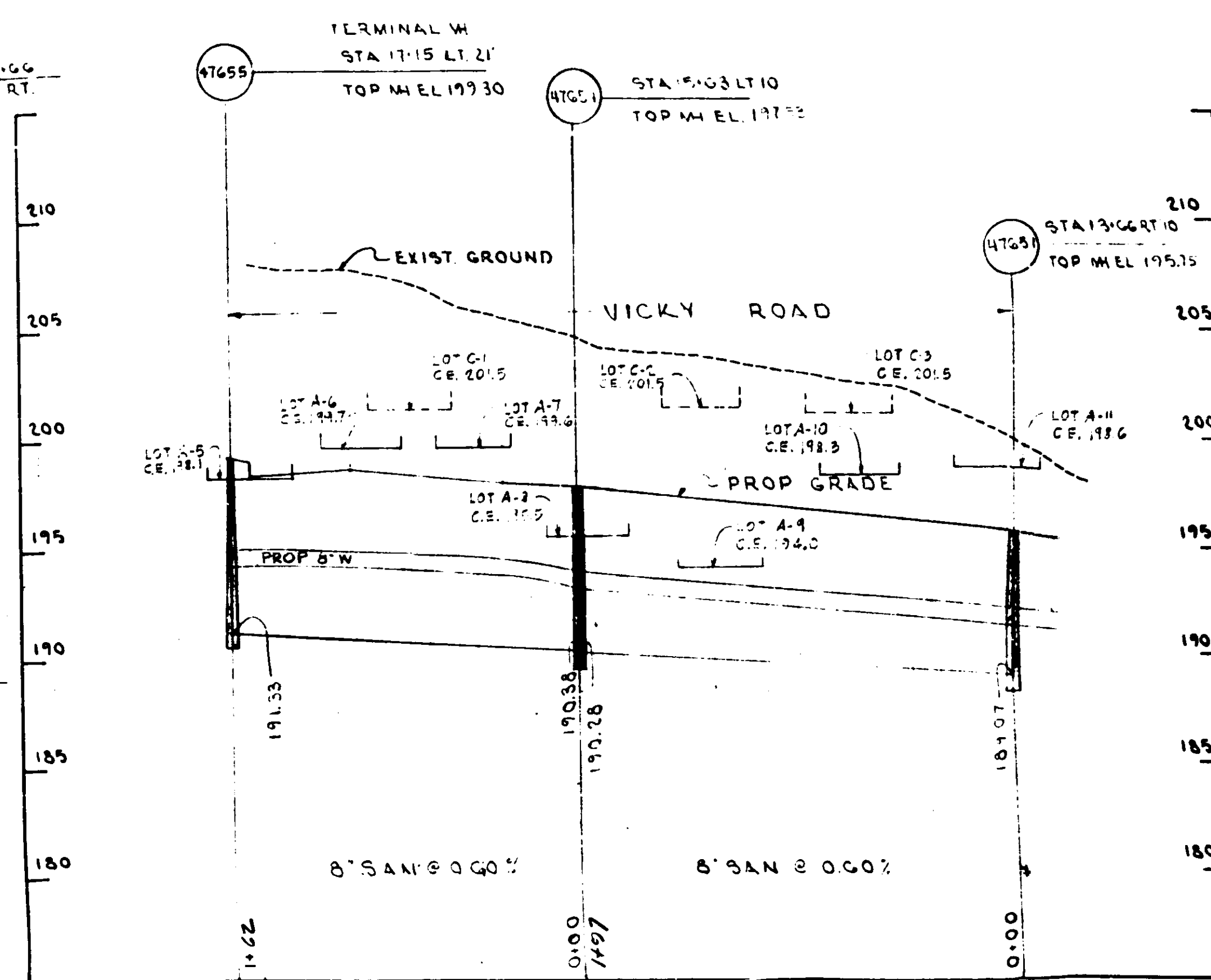
PREDOMINANTLY UNWOODED GENTLY SLOPING AREA
ACTIVE USE AREA:
BASEBALL FIELDS
FOOTBALL/SOCCER/LACROSSE
TENNIS
BASKETBALL
VOLLEYBALL/BADMINTON
OPEN PLAY AREA
PARKING







29 SINGLE HOUSE CONNECTIONS
EXTEND ALL H.C. 5' INSIDE R.



BENCH MARK: HUB No. 1-6091 ELEV. 114.41 GALVANIZED SPIKE IN MACADAM, SOUTH SIDE OF JOPPA ROAD 65' EAST OF KARL AVENUE.

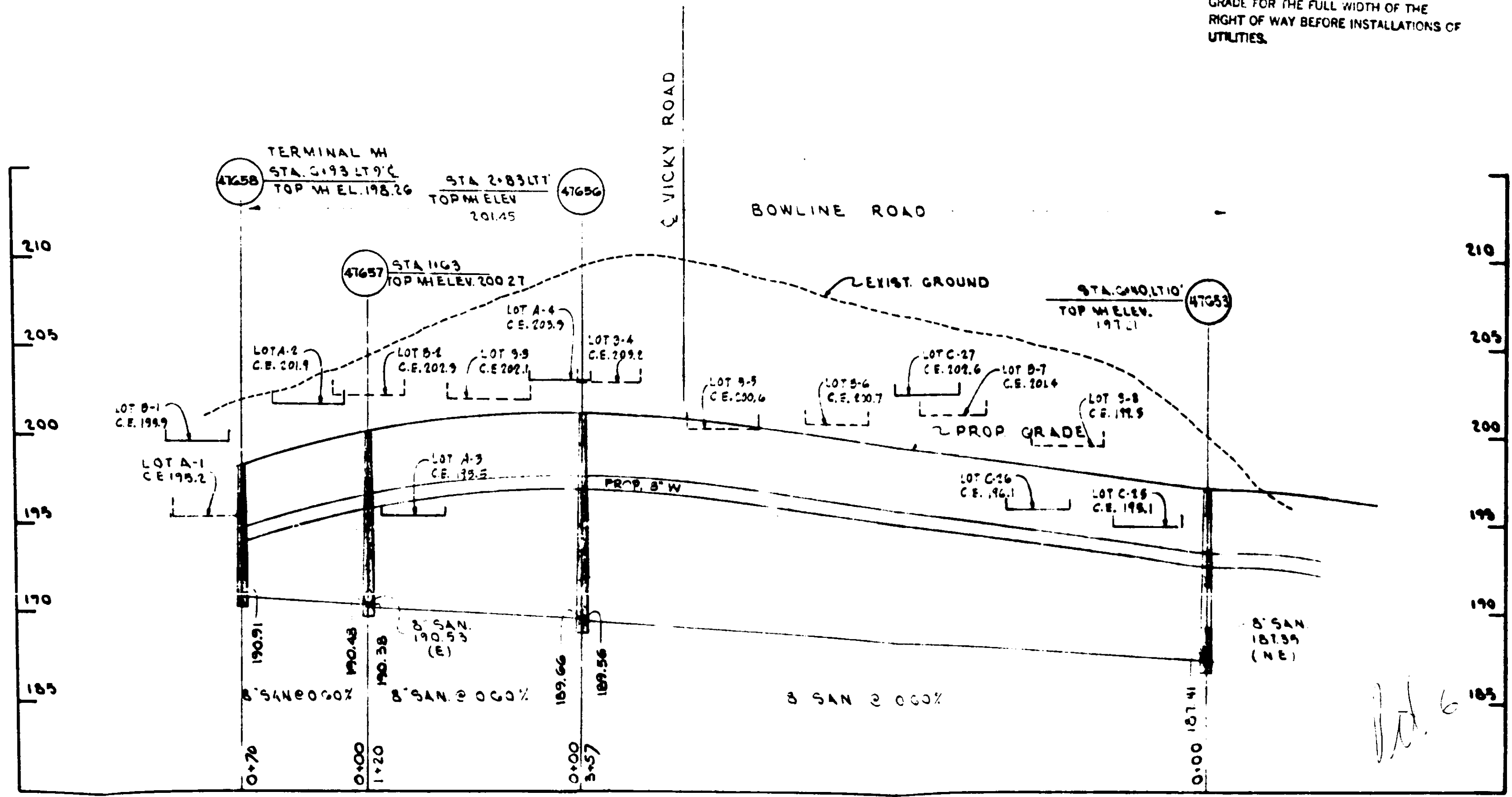
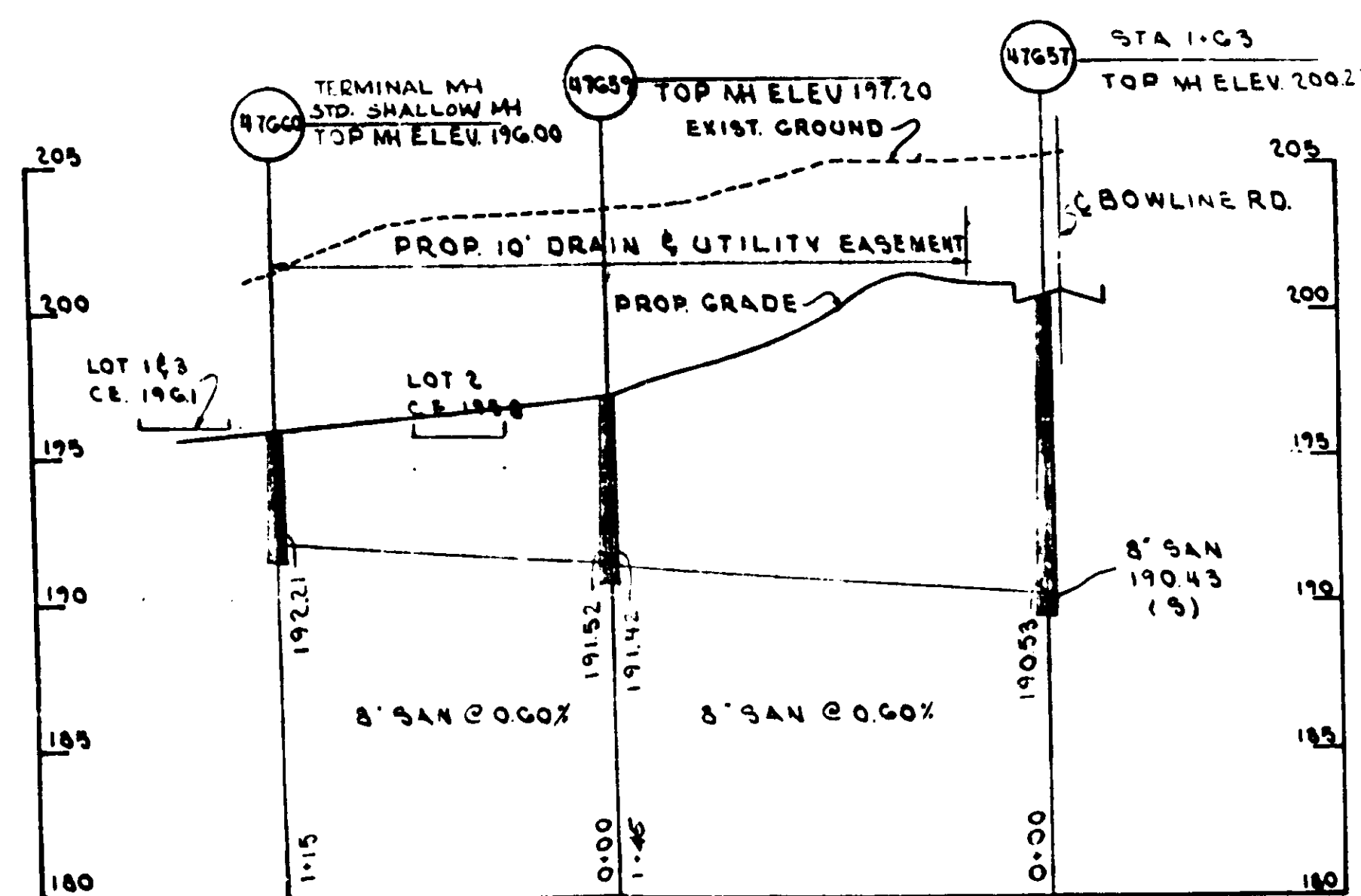
UNLESS OTHERWISE NOTED, BID LINE FOR EXCAVATION SHALL BE SUBGRADE UNDER PROPOSED ROADS, ESTABLISHED GRADE UNDER TURF AREAS, AND EXISTING GRADE ALONG EXISTING PAVING.

SEDIMENT CONTROL NOTE:
Contractor shall obtain a Sediment Control Plan of this project and he shall be responsible for replacement and/or restoration to original condition of all existing Sediment Measures disrupted during construction.

The developer shall accomplish all erosion control easement areas where utilities are to be installed before notice to proceed will be issued.

DEVELOPER WILL PLACE ROADS TO SUB GRADE FOR THE FULL WIDTH OF THE RIGHT OF WAY BEFORE INSTALLATIONS OF UTILITIES.

SECTION 2
NORTH GATE HALL
E.H.K. JR. 40/101-105
ACCOUNT NUMBER 16-00-007555

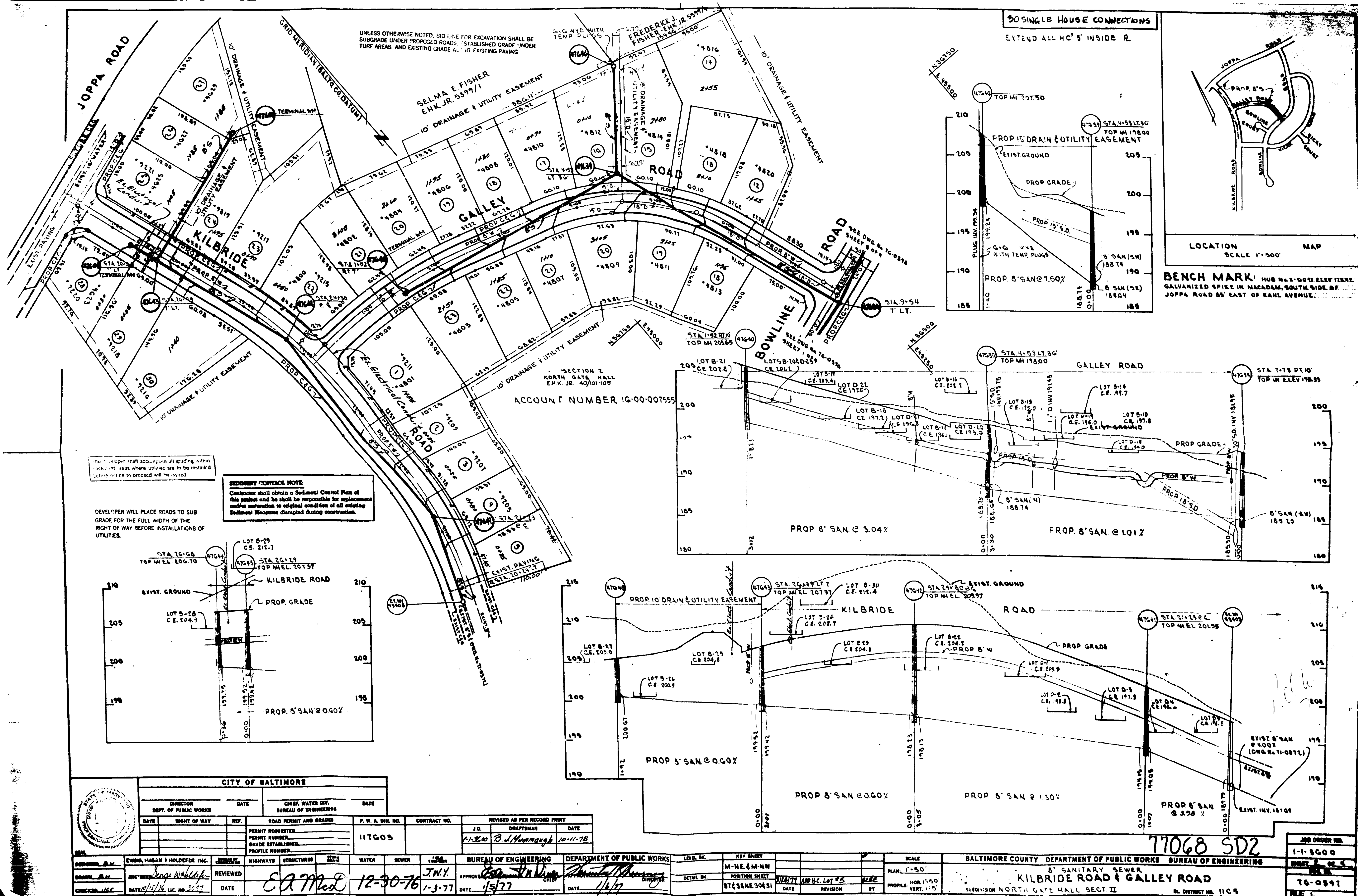


CITY OF BALTIMORE			
DIRECTOR DEPT. OF PUBLIC WORKS		CHIEF, WATER DIV. BUREAU OF ENGINEERING	
DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES
PERMIT REQUESTED		P.W. A. DIR. NO.	
PERMIT NUMBER		CONTRACT NO.	
GRADE ESTABLISHMENT		REVISED AS PER RECORD PRINT	
PROFILE NUMBER		J.O. DRAFTSMAN	
		DATE	
		1-1-76	
		10-11-78	
		1-3-77	
		1-6-77	

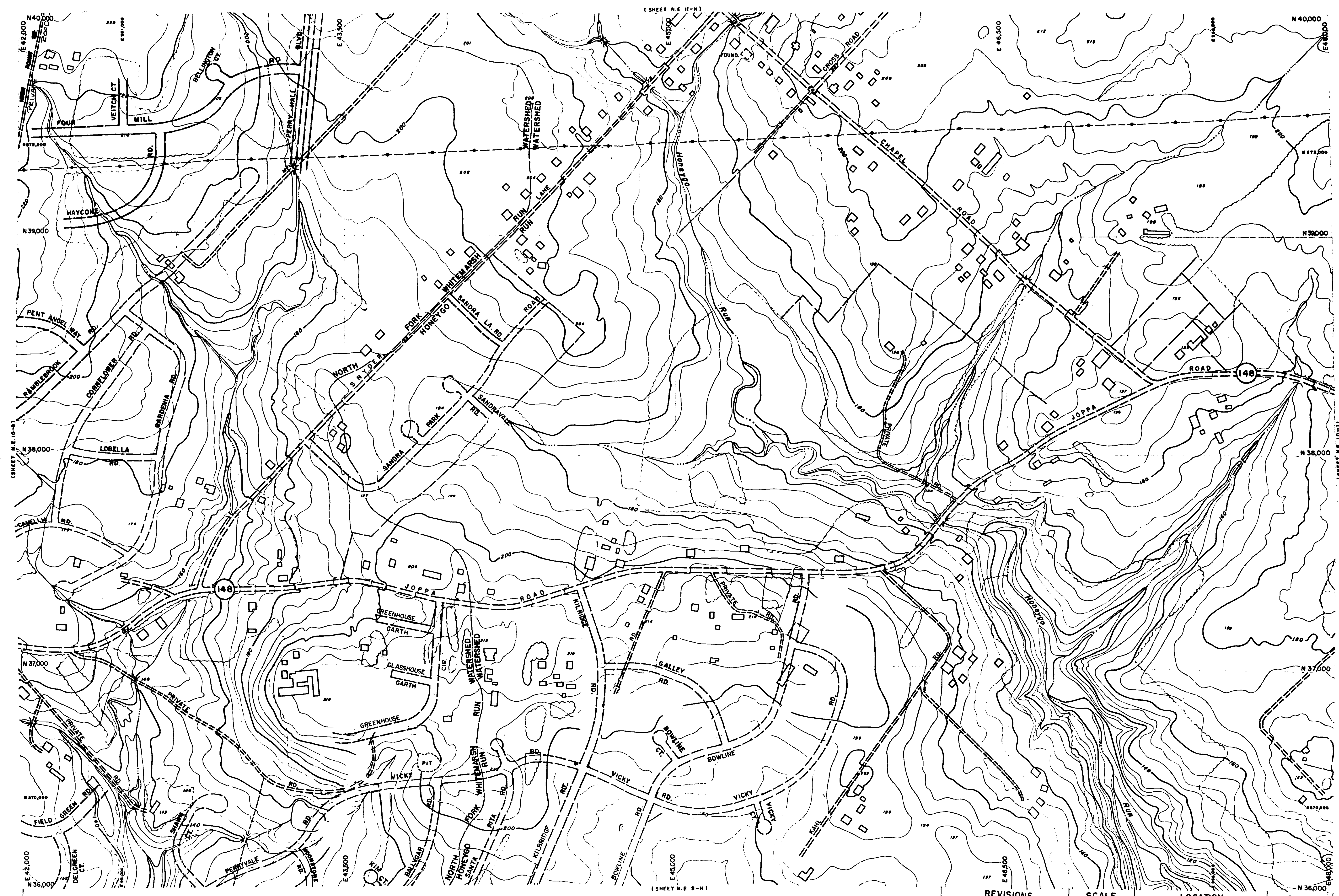
BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS	
LEVEL BK.	KEY SHEET	SCALE	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING
DETAIL BK.	POSITION SHEET	PLAN 1"=50'	STATIONARY SEWER
37638 NE 31	DATE	REVISION	BOWLINE ROAD & VICKY ROAD
		BY	EL. DISTRICT NO. 1105

77068 SD2

JOB ORDER NO.	1-1-3600
SHEET NO.	4 OF 4
FILE	16-0399



8.5"
11"
17"
22"



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

M - NW M - NE
Q - SW Q - SE

REVISIONS		SCALE
BY	DATE	1" = 200'
	4/1/64	
		DATE OF PHOTOGRAPHY
		APRIL 1953
Topography Compiled By Photogrammetric Methods		
AERO SERVICE CORPORATION-PHILADELPHIA, PA.		

LOCATION
PERRY HALL
VICINITY

SHEET
N.E.
10-H

211 No
8



LANDSCAPE TABULATION

PLANTING UNITS REQUIRED:

233 Lin. Ft. Adjacent Road	+ 40	= 5.8 FU's
320 Lin. Ft. Interior Road	+ 20	= 16.0 FU's
14 parking Spaces	+ 12	= 1.2 FU's
984 Lin. ft. Screening (Class "A")	+ 15	= 65.8 FU's

TOTAL PLANTING UNITS REQUIRED 88.6

PLANTING UNITS PROVIDED:

7 Major Trees (existing @ 50%)	= 3.5 FU's
9 Major Trees	= 9.0 FU's
8 Minor Trees (@ 2 for 1)	= 4.0 FU's
143 Evergreen Trees (@ 2 for 1)	= 71.5 FU's
20 Shrubs (@ 5 for 1)	= 4.0 FU's

TOTAL PLANTING UNITS PROVIDED 92 FU's

PROPERTY:	Gross Area 1.896 ¹ Acres
	Net Area 1.834 ¹ Acres
	Zoned DR 5.5
	Water Public
	Sewer Public
	Buffer Yard	21' required
		20' provided

SYMBOLS

- EXISTING MAJOR TREES (to remain)
- PROPOSED MAJOR TREES
- PROPOSED MINOR TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS

PLANT SCHEDULE

KEY	PLANT NAME	SIZE	ROOT	QTY	REMARKS
T-1	ACER R. RED SUNSET (Red Sunset Maple)	2 1/2"-3" cal.	B&B	6	
T-2	QUERCUS PALUSTRIS (Pin Oak)	2 1/2"-3" cal.	B&B	3	
P-1	CORNUS KOUSA (Kousa Dogwood)	1 1/2"-2" cal.	B&B	2	
P-2	PRUNUS YEDOENSIS (Yoshino Cherry)	1 1/2"-2" cal.	B&B	6	
E-1	CUPRESSOCYPARIS LEYLANDI (Leyland Cypress)	4'-5'	B&B	58	
E-2	PINUS STROBUS (White Pine)	4'-5'	B&B	67	
E-3	PINUS THUNBERGI (Japanese Black Pine)	4'-5'	B&B	18	
S-1	EUONYMUS ALATUS COMPACTUS (Winged Euonymus)	16"-24"	B&B	20	

PLANTING SPECIFICATIONS

I. PLANT STANDARDS.

All plant material shall conform with the latest edition of the "American Standards for Nursery Stock", as published by the American Association of Nurserymen.

II. PLANTING PROCEDURES.

- Planting shall be done in accordance with "Landscape Specification Guidelines for Baltimore-Washington Area".
- All trees and shrubs shall be mulched to a minimum of 12" beyond the edge of the root ball.
- All non-biodegradable plastic burlap and ball ties shall be removed.
- A one-year maintenance and warranty period shall be required.

III. PLANTING NOTES.

- Plant locations may be field adjusted to avoid final locations of utilities, upon the approval of the Landscape Architect.

"I certify that I have reviewed this Schematic Landscape Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policy, guidelines, and ordinances."

Signature of Applicant: *James J. Casserly Jr.* Date: *4/27/92*
 (Print Name)

Ref No
12

LANDSCAPE PLAN

PROPOSED DAY CARE CENTER

4905 E. JOPPA ROAD, PERRY HALL, MARYLAND 21129
 5th COUNCILMANIC DISTRICT, HOULELECTION DISTRICT
 OWNER: JAMES J. CASSELY, JR.
 9223 BOWLINE ROAD, BALTIMORE, MARYLAND 21235
 (410) 525-1146

WILLIAM M. E. AKEHURST

LANDSCAPE ARCHITECT

9825 PHILADELPHIA RD. BALTIMORE, MD 21237 (410) 576-6442

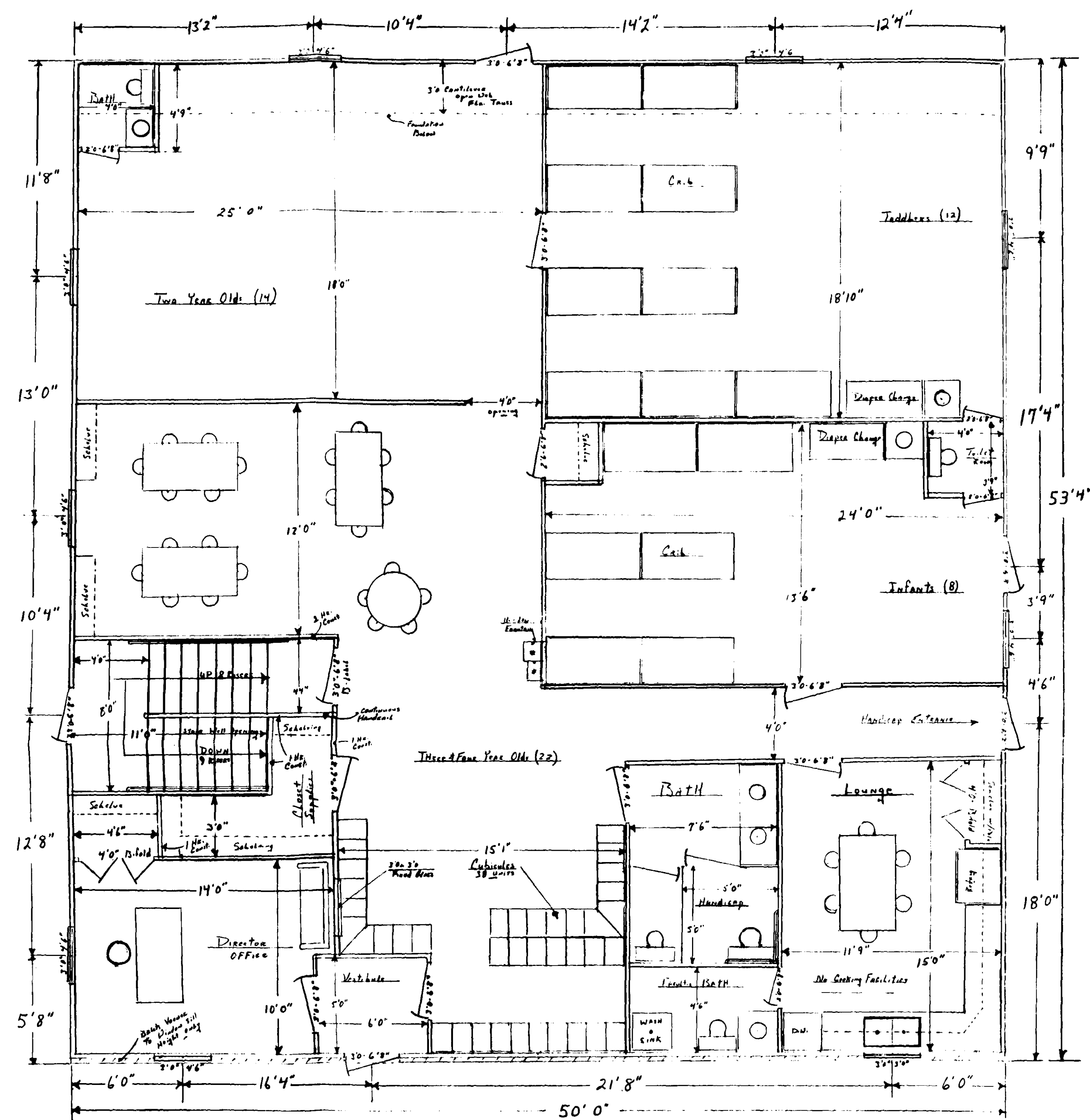


Scale $\frac{1}{8}'' = 1'0''$



Name
Honeygo Child Development Center, Inc
Address
4705 E. Joppa Rd. Peary Hall, Md
Owner
James J. Casserly, Jr
Builder
JAMES J. CASSELY, JR
Page #1

22/15



1st FLOOR PLAN Scale 1/4" = 1'0"

Notes
 Honeygo Child Development Center, Inc.
 Address 4705 E. Joppa Rd. Poolesville, Md.
 Owner James J. Cascardy, Jr.
 Builder James J. Cascardy, Jr.
 Scale 1/4" = 1'0"
 Page #2

1st 10

Petition for Special Exception

to the Zoning Commissioner of Baltimore County 92-362-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

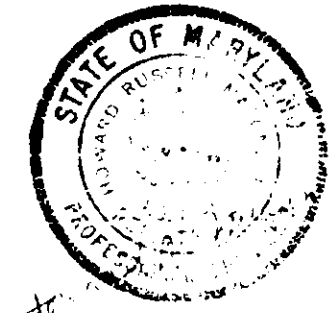
Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
Phone No.
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: CG DATE 3-17-92

ZONING DESCRIPTION 92-362-X

Beginning at a point in the center of Joppa Road at the distance of 356 feet west of the centerline of the nearest improved intersecting street Bowline Road which is 25 feet wide. Thence the following courses and distances:

S. 89° 06' 13" E. 233.01 ft., S. 12° 38' 29" W. 455.70 ft., N. 73° 58' 07" W. 154.47, N. 02° 08' 50" E. 405.93 ft. to the place of beginning as recorded in Deed Liber 8945, Folio 093.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1A Date of Posting: 3-17-92
Posted for: James J. Casserly, Jr.
Petitioner: James J. Casserly, Jr.
Location of property: 9223 Bowline Road, Baltimore, MD 21236
Location of Sign: 9223 Bowline Road, Baltimore, MD 21236
Remarks:
Posted by: [Signature]
Date of return: 4/2/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-2-1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4-2-1992

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-362-X
S/S Joppa Road, 125' W of c/l Bowline Road
4705 East Joppa Road
11th Election District
5th Councilmanic
Petitioner(s): James J. Casserly, Jr.
Hearing Date: Wednesday, April 29, 1992 at 10:00 a.m.

Special Exception for a Class "R" Day Care Center; and to determine the site is planned in a way compatible with the surrounding residential neighborhood for R.T.A. exception.

LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 987-3353.
4006 April 2

THE JEFFERSONIAN,

\$ 3.75

Publisher

\$ 42.25

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____ Account: R-001-6150
Number: _____

92-362-X

04A04H002CMCHRC
BA 0001-21P003-17-92
Please Make Checks Payable To: Baltimore County \$175.00

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____ Account: R-001-6150
Number: _____

92-362

04A04H002CMCHRC
BA 0001-21P003-17-92
Please Make Checks Payable To: Baltimore County \$175.00

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 4/7/92

James J. Casserly, Jr.
9223 Bowline Road
Baltimore, Maryland 21236

RE:
CASE NUMBER: 92-362-X
S/S Joppa Road, 125' W of c/l Bowline Road
4705 East Joppa Road
11th Election District - 5th Councilmanic
Petitioner(s): James J. Casserly, Jr.

Dear Petitioner(s):

Please be advised that \$ 77.25 is due for advertising and posting of the above captioned property.

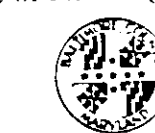
THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 27, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-362-X
S/S Joppa Road, 125' W of c/l Bowline Road
4705 East Joppa Road
11th Election District - 5th Councilmanic
Petitioner(s): James J. Casserly, Jr.
HEARING: WEDNESDAY, APRIL 29, 1992 at 10:00 a.m.

Special Exception for a Class "R" Day Care Center; and to determine the site is planned in a way compatible with the surrounding residential neighborhood for R.T.A. exception.

[Signature]
Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: James J. Casserly, Jr.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 987-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 14, 1992

Mr. James J. Casserly, Jr.
9223 Bowline Road
Baltimore, MD 21236

RE: Item No. 373, Case No. 92-362-X
Petitioner: James J. Casserly, et ux
Petition for Special Exception

Dear Mr. Casserly:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 17th day of March, 1992.

[Signature]
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Reichbach, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: James J. Casserly
Petitioner's Attorney: